Epsom Guardian

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'LET US BUY FIELDS'

Residents form charity to retain space for sport instead of housing

REPORTER
PIPPA ALLEN-KINROSS
pippa.allen@london.newsquest.co.uk

A group of residents and sports players has set up a charity in a bid to save derelict playing fields earmarked for development.

The group fears that redevelopment of the 25-acre fields in Old Schools Lane, Ewell Village, would mean the area would lose valuable green space and sporting facilities.

Non-profit organisation Nonsuch Abbeyfield plans to build sheltered housing for the elderly with 24-hour care on the green fields, as well as building a modern sports pavilion alongside the development.

Although its application was rejected by the council last year, after 1,500 people signed a petition to save the fields, the revised proposals are due to be debated in September.

The new proposals include accommodation for up to 85 elderly residents, plus carers, as well as a new sports facility and all-weather pitch.

The previous application involved reducing the five pitches on the playfields down to three pitches plus a practice area.

The group Friends of OSL Playing Fields, which first formed in 2013, is now establishing a charitable trust, and hope to buy the rights to the site if the application fails again.

Members include local residents, as well as representatives from sports teams including Ewell Castle School, Worcester Park Cricket Club, St Clement's Catholic Primary School and the Old Salesians Football Club, who had played on the grounds for more than 80 years before their closure in August 2014.

Match fit: The fields in their heyday

Chairman of Friends of OSL Playing Fields, and former principal of Ewell Castle School, Andrew Tibble, warned that the development was a "further extension of urban sprawl enveloping the village".

He said: "I feel confident that there's a strong argument for it to be rejected. I appreciate the need for housing the elderly, but regret that area has been chosen.

"To my mind, it remains part of a conservation area and an important part of our village."

The trust hopes to purchase either the lease or the freehold of the site from the current owners, the Salesians of Don Bosco (SDB).

They plan to make improvements to the sports and social facilities, before returning the playing fields to common use.

Although the cost of the fields themselves is estimated at £250,000, the group is aware that it may have to raise far more in order to outbid developers.

Chairman of Nonsuch Abbeyfield, Graham Walker, said: "We are in the final stages of preparing revised proposals for a project that will provide two important new community facilities at Old Schools Lane.

"These proposals will consist of a modern and affordable assisted living with care community for up to 85 older people, which will be professionally managed and supported by local volunteers.

"The accommodation and care facilities will be managed by Abbeyfield, a charity that has been operating locally for nearly 40 years.

"There will also be a 8.2-acre sports facility which will be vested in the community in perpetuity. Initially this will comprise a full-size all-weather pitch, a rugby or football pitch, a cricket pitch, new sports pavilion and sports access and parking areas.

"The sports facility will be managed by Epsom Sports Club, a multi-sports club which has been operating locally for more than 80 years."

For more information on the plans, visit **nonsuchabbeyfield.org**. For more information on the Friends of OSL Playing Fields, visit **save-ewell-playing-fields.org**.

Campaigners: Pete Kosciolek, David Crick and Andrew Tibble outside the gates to the 25-acre site in Old Schools Lane, Ewell Village EP92946

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With local elections and Police and Crime Commissioner elections in May next year, Reigate and Banstead residents are being urged to check voter registration information sent to them.

The check is being carried out to correct any faults in the borough's current registration information, and residents are encouraged to check their registered address is current.

Register to vote at **gov.uk/register-to-vote** or visit **registerbyinternet.com/reigate** if your details are correct.

Stabbing accused claims self-defence

REPORTER
RACHAEL BURFORD
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A college student accused of "repeatedly and ferociously" stabbing a man in broad daylight on Tolworth Broadway has claimed he was acting in self-defence.

Larry Kukoyi, 22, of Millais Way, Epsom, appeared at Kingston Crown Court for the first day of his trial on Monday.

He is alleged to have stabbed 23-year-old Fabrice Benjamin three times in the stomach with a kitchen knife on March 10 this year.

A knife was later found under a toilet seat in a Goals football centre, where Mr Kukoyi was alleged to have hidden afterwards.

CCTV footage of victim Mr Benjamin, who appeared to start a fight with Mr Kukoyi as he walked past him outside Lebanese cafe and takeway Rose Kitchen, was shown to jurors.

Radio Jackie's CCTV camera on the same road showed Mr Benjamin pull out a knife as the pair began to start fighting in the street.

The stabbing took place at about 6pm and several witnesses could be seen in the CCTV shown in court helping Mr Benjamin as he clutched at his stomach outside the cafe.

Knife crime: The scene of the attack in Tolworth Broadway

Footage then showed Mr Kukoyi running off across the Greenway.

Police officers later arrested him in nearby Goals football centre in Kingston Road, where he had hidden in the toilets, the court heard.

A kitchen knife was later discovered under one of the seats of the toilets in the centre.

Prosecutor Julian Jones said: "CCTV shows that it was initially Mr Benjamin that was the instigator.

"What Mr Kukoyi did next was beyond anything that could be considered self-defence.

"There was a struggle for the knife and Mr Kukoyi got the knife.

"Thereafter he could have made his escape, but he did not do that.

"He repeatedly and ferociously stabbed Mr Benjamin with the knife."

But Mr Jones told jurors they would not be hearing from the victim, who had "refused to co-operate with police" or have any part in the trial.

He said: "Fabrice Benjamin refused to co-operate with the police. While this is regrettable, we have CCTV footage. The prosecution say the CCTV speaks for itself."

Mr Kukoyi was originally charged with attempted murder but this has been downgraded to wounding with intent to cause grievous bodily harm, which he denies.

The trial continues.

Gardening con man awaits sentence

A cowboy gardener who admitted conning elderly and vulnerable people through offering sham services will be sentenced next month.

Benjamin Brown, of Cox Lane Epsom, was due to be sentenced for eight counts of fraud and four of money-laundering at Guildford Crown Court on Friday.

The hearing has been put back to September 1

CONTACTS
Calls may be monitored for training purposes

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Images of 'fraud' pair

On camera: The two men police would like to identify

CCTV images of two men believed to have defrauded a Tadworth man in his late 70s for "large sums of money" have been released by Surrey Police.

The victim received a telephone call at his Preston Lane home from a man claiming to work for the fraud department of his bank.

The caller persuaded the victim to reveal his credit card and bank details, before another man claiming to be a courier called at the address to collect the victim's credit cards.

The cards were used later that day at locations in Epsom to withdraw large sums of money from several of his bank accounts, police said.

Detectives are keen to speak to the two men pictured in the CCTV images as they believe the men may be able to provide vital information to assist with this ongoing investigation.

Information on the fraud should be reported to Surrey Police on 101, quoting reference 45150059829.

Alternatively you can call Crimestoppers anonymously on 0800 555 111.

Terrier mauled by out-of-control dog

REPORTER
BEN WEICH
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london.newsquest.co.uk

Attacked: Lexi is now recovering at home

A small dog thrown in the air like a ragdoll is recovering at home as police appeal for witnesses to the attack to come forward.

A jack russell terrier called Lexi was left covered in blood with leg and abdominal injuries after being attacked by a Staffordshire bull-terrier in West Ewell earlier this month.

Her owner, 17 year-old Holly Banks, was left traumatised after witnessing the attack in an alleyway between Ruxley Lane and Scotts Farm Road in West Ewell.

Police said the other dog, which was not on a lead, attacked Lexi.

Officers are now looking to speak to its owner, who is described as a tanned white man, between 40 and 50 years old, about 5ft 6in, of slim build with greying short black hair. He was wearing a white top and jeans.

Lexi had to undergo emergency surgery and while no major organs had been punctured, veterinary bills soared to more than £1,200.

Holly's mother, Helen Banks, 53, said: "This dog came over and threw Lexi up in the air like a ragdoll. It bit into her shoulder, flank and stomach.

"I saw Holly bring her home and I'd never seen so much blood in my life. She is very lucky to be alive."

The family, of Jasmin Road, contacted the police and Lexi is now on the road to recovery.

Mrs Banks said: "Whenever Lexi is around dogs now she always growls; she is in fear of other dogs.

"I need to get her back out there because I'm scared she's been put off interacting with other dogs for life."

She explained that other dog owners in the community are afraid for the safety of their pets, as well as that of small children.

She said: "I know a lot of people around here who own small dogs like Lexi, and they're all scared this could happen again.

"And if this could happen to a dog, it could certainly happen to someone's child, and that would be an absolute tragedy."

Anyone with any information should call Surrey Police on 101, quoting reference 45150069360, or call Crimestoppers anonymously on 0800 555 111.

Fuel spillage on M25 after crash

Drivers were backed up on the M25 on Tuesday morning after a collision between a lorry and a crane near Leatherhead.

Surrey Police confirmed that the road had been completely re-opened by 9.20am after the incident at about 5.15am where fuel was spilled on the carriageway.

The incident involved a blue heavy goods vehicle and a Mercedes crane on the clockwise carriageway between junctions 8 and 9. Surrey Police attended the scene five minutes after it happened.

A man in his 60s suffered head injuries as a result of the collision, and was taken by ambulance to East Surrey Hospital, but his condition is not believed to be life threatening or life changing.

The carriageway was closed, before two lanes were re-opened while the vehicles were recovered and fuel was cleared.

By just after 7.30am queues could be seen 11 miles back to junction 6 and commuters were told to expect delays of up to an hour.

Army called in to clear 'bomb'

Bomb disposal experts were called to an estate in north Leatherhead after fears a live artillery shell had been unearthed.

Surrey Police confirmed it had been alerted at 11am on Wednesday, August 12, after a device was discovered in a garden of a house in Clare Crescent.

Although there were concerns over public safety, no evacuation of the nearby residents was necessary – roads nearby were closed for a time.

The Army's explosive ordinance disposal team were soon on site and able to safely remove the shell after confirming it was a practice round, which was not active.

Reader Andrew Dunne tweeted a photo he took of the bomb squad near his house.

The recruitment specialist said: "I only work around the corner from my house and my wife had rung to say she couldn't get home because the police had closed the road.

"I cycled back round and was in time to photograph the Army as they responded.

"It's funny because I occasionally recruit for the defence industry, so I'm used to working with soldiers – just not having them on my doorstep.

"The police later told me that a neighbour had recently moved in and was renovating the house when they discovered the shell in the garden.

"I'm glad it wasn't dangerous and all got sorted so quickly."

The scene of the incident is not far from Leatherhead station, where back in May a suspected Second World War bomb was found to actually be a large – and harmless – rock.

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Green corridor campaigners ready for big day

Campaign: The group staged a protest
Picture: Michael Hume

Residents opposed to a plan to house more than 70 students near a wildlife sanctuary will find out early next month if their wishes will lead to it being rejected.

Supporters of the site in Mill Road, Epsom, fear disruption caused by the construction of nine three-storey buildings, with associated parking, will irrevocably damage the area's treasured green corridor.

On September 3, councillors who sit on Epsom and Ewell Borough Council's planning committee are due to meet to cast their votes on the sensitive subject.

The application, that would result in 77-bedroom accommodations for students, is being made by Loganberry and replaces the one it already has permission for on the same site.

This is to build 10 family homes and was granted on appeal by the planning inspectorate.

Loganberry has already promised to keep one-third of the site free for wildlife, including foxes and lizards.

Fighting fit after stroke

A 60-year-old retired construction worker, who lost the use of his left side after a stroke, has thanked a charity that helped him during his rehabilitation.

David MacCallum, of Worcester Park, was left paralysed after suffering a stroke while on holiday in Spain last year.

He has been working with the Stroke Association in Sutton, and through regular swimming sessions at Westcroft leisure centre has regained strength and mobility.

He said: "It was a frightening time for me because I'd always led a very active lifestyle.

"It was a huge shock to come home unable to walk."

Choice is the key, says centre chief

REPORTER
CHRIS LONGHURST
newsdesk@epsomguardian.co.uk

Shoppers in Epsom are not getting enough variety when it comes to the supermarkets available to them.

That is the view of one of the town's most senior businessmen, who feels ongoing delays in opening new stores is ultimately harming consumer choice.

Currently, there are at least two plans on the drawing board for new supermarkets to be developed in and around the town centre.

Morrisons is eyeing the former gas works site in East Street and Aldi has first dibs on the former Dairy Crest site in Alexandra Road, having purchased it in 2013.

Waitrose had been considering moving from the Ashley Centre to the vacant Iceland site behind the Odeon in Upper High Street, although it no longer is.

However, no official planning applications have been made to Epsom and Ewell Borough Council.

Looking ahead: David Beddows

David Beddows has been centre manager of the Ashley Centre for 10 years, but has worked onsite for all of its 33-year history.

He said: "The thing about any change is that it does not happen overnight. It is like a giant jigsaw, it takes a while for the pieces to fit together.

"It does not surprise me that it is taking so long and I would like to say I have inside knowledge of what the outcome of these plans will be, but, sadly, I don't."

On the subject of the possible relocation of Waitrose, Mr Beddows added: "Waitrose wants a good store, in a good location, with good parking, and where they currently are they don't have that. But they do benefit from good footfall via the Ashley Centre.

"When retailers decide to move on, it creates opportunity. Currently, we are in a rare position of having 100 per cent occupancy, but I have to always ask myself the question 'Do we have the retailers the people of Epsom want?' And the answer currently is 'No'.

"Shoppers want choice, and right now Epsom cannot give them that. We know retailers want to come here, but it's finding the right space for them.

"All I can say is that Epsom will definitely get a new supermarket, but as to where that will be I really don't know."

An Aldi spokesman said: "It is important we listen to the views of locals before submitting a planning application."

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Neighbours rally to put out home blaze

REPORTER
BEN WEICH
ben.weich@london.newsquest.co.uk

Community spirit: The fire happened in Park Dale Crescent, in Worcester Park

Picture: Google

Witnesses have paid tribute to the community spirit shown after residents helped to put out a fire on the roof of a Worcester Park bungalow last week.

Neighbours in Park Dale Crescent kept hoses aimed at the roof until Epsom and Esher fire teams arrived after 5pm on Tuesday, August 11, and fought the fire for two-and-a-half hours.

Crews stripped tiles from the roof after the blaze, thought to have been caused while refurbishment work was carried out on the house. No one was injured.

A neighbour said: "I could see these jets of water, and I saw all these neighbours with hoses.

"I later spoke with one who told me she was ironing when she smelt smoke.

"After seeing it at the end of her garden she ran out and kept her hose on the roof until the fire brigade arrived."

Although praising the neighbours' selflessness, the resident said she was not surprised at their actions, given the strong community bond.

She said: "I'm not surprised people dropped what they were doing to help out – it's just that sort of place. It's a great area to live – this is a very friendly place where people look out for each other.

"Even though the fire brigade was very quick to turn up, it was vital the neighbours did what they did.

"It's like first aid – it would have been much worse if no one had done something immediately."

A spokesman for Epsom fire station said: "All the neighbours were outside their houses and there was smoke billowing from the roof."

He said two firefighters wearing specialist oxygen equipment were sent in and the fire was under control in about 15 minutes.

He said: "Getting to work and putting it out was done and dusted within about 15 minutes.

"It was the auxiliary stuff afterwards, removing the tiles, that took longer.

"We were there for about two hours. About a quarter of the roof had to be stripped off."

First aid

Knocked down: The accident in George Street, Croydon, on Friday Deadlinepix CR92913

REPORTER
CHRIS BAYNES
chris.baynes@
london.newsquest.co.uk

An Epsom security guard rushed to try to save a man's life after he was hit by a bus in Croydon town centre.

Eddie McCourt, 62, a security manager at Croydon College, and colleague Donna Piercey, rushed to provide first-aid to a pedestrian, believed to be in his 20s, who was critically wounded when he was knocked down by a bus.

The man was critically wounded when he was knocked down in George Street, near East Croydon station on Friday morning and remained in hospital with head and back injuries on Monday, August 17.

Mr McCourt, who lives in Epsom, and has worked for the college for 11 years, said: "One of my officers put a call out on the radio that someone had been run down by a bus. We grabbed our first-aid kits and ran over.

"All we were focused on was keeping him alive.

"The young guy had been really battered and had a lot of blood coming from his head.

"We secured his neck and his back and kept him comfortable and kept talking to him until the ambulances and the air ambulance arrived.

"He was unconscious the whole time, but was just coming around as the ambulance got there."

London Ambulance Service and London's air ambulance both responded to the collision.

The air ambulance landed in College Green, but the injured man was taken to St George's Hospital in Tooting by road.

Part of George Street was cordoned off by police for about three hours on the day which has since been re-opened.

Look after your pet: Bark in the Park

Park barking for dog day

Bark in the Park – an event promoting responsible dog ownership – is to see people and pets alike descend on Dorking's Meadowbank Park.

Mole Valley District Council's animal warden team will be in the park between 10am and 1pm offering advice, dog treats, giveaways and free micro-chipping.

Following on from the Clean Mole Valley campaign, the council will launch its free Green Dog Walker Scheme, and all are welcome to take the Green Dog Pledge.

Councillor Paul Newman, executive member for environment, said: "Following on from our #CleanMV campaign, this new Green Dog Walker scheme is a positive initiative to tackle attitudes to dog fouling and encourage responsible dog ownership."

At the event on Saturday, September 19, will be the council's parks team who, alongside the Green Dog Walkers, will take suggestions, ideas and views from the public as to how to improve Meadowbank play park.

For more information call 01306 885001 or email env.health@molevalley.gov.uk.

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REPORTERS
BECKY MIDDLETON & CHRIS LONGHURST
becky.middleton@london.newsquest.co.uk

Grade stuff: Happy students from across the borough
Deadlinepix EP92895

Epsom students and teachers were celebrating last week after the borough's A-level pass rate increased for the first time since the introduction of tougher exams.

Ewell Castle School's enlarged sixth form saw a rise in the A* to C pass rate, from 62 per cent in 2014 to 71.4 per cent this time.

Headteacher Peter Harris said: "I am thrilled so many of our students achieved the grades they needed."

As well as Oxford and Cambridge, students from Epsom College are looking forward to starting courses in Warwick, Bristol, Southampton and Leeds.

Rosebery School declared 2015 to be its best-ever year for A-level results as 90 per cent of grades were A* to C.

The pass rate of the City of London Freemen's School, in Ashtead, was 100 per cent and 29 per cent of the grades awarded were the top A*.

Headmaster Philip MacDonald said: "Our students have once again done themselves proud."

St John's School, in Epsom Road, Leatherhead, saw close to a quarter of its pupils at the school, achieve a full set of A* or A grades and one-third achieve at least one A* grade.

Blenheim High School, in Longmead Road, Epsom, hailed a 78 per cent at A* to C.

Greenacre School for Girls, in Banstead, was delighted 93 per cent of students gained places at their first-choice universities or colleges.

Beacon School in Banstead, saw a 50 per cent increase in the number of A* and A grades.

Therfield School celebrated an increase in the proportion of grades at both A* to C (76 per cent) and overall pass rate.

● Youngsters are today collecting GCSE results across the borough. Please send us your success stories and photos. Email newsdesk@epsomguardian.co.uk.

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FAMILY ANNOUNCEMENTS

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TO PLACE AN ANNOUNCEMENT: 020 8722 6400 privateads@london.newsquest.co.uk

Obituary Notice

FLECK - ADAM
(Professor Emeritus)
Beloved Husband of the late Elizabeth; loving Father of Adam, Barbara and Isabel; much loved Brother of Eliese, the late Ernest and Douglas; and Grandfather to Marcus, Aidan, Ronan, Sam and Kyran. Funeral at Randalls Park Crematorium, Leatherhead, Surrey KT22 0AG, on Monday, 24th August at 1.15pm. Arrangements Entrusted to the care of: Alan Greenwood & Sons, Independent Funeral Directors, 425 Kingston Road, Ewell KT19 0BT
Tel: 020 8786 7476

JOAN MOAT
Died peacefully at home on August 8th aged 87 years. Beloved Wife of the late Raymond and much loved by all her family and friends. A thanksgiving service will take place at the Epsom Methodist Church on Wednesday August 26th at 3.00pm. Family flowers only. Donations if desired to the Royal Marsden Hospital, Sutton. All enquiries to Longhurst Funeral Directors Tel: 01372 723548

LESLIE HENRY BEDSON
In loving memory of my lovely Husband Les, who sadly passed away on 31st July 2015. Our family would like to express their sincere thanks for all the care, kindness and love given to Les in his time at Orchard House. Sadly missed by all.

MARY DODSON
Sadly passed away 15th August, aged 78. Funeral Service to be held at Randalls Park Crematorium on Monday 7th September at 11.45am. No flowers please but donations, if desired to Cancer Research UK or Age Concern Banstead c/o W A Truelove, 121 High Street, Banstead SM7 2NS or online via www.watltd.co.uk

McAULIFFE
TIMOTHY CHARLES
"TIM"
Dearly beloved Dad and Grandad, sadly passed away Friday 7th August. Will be deeply missed by all. Funeral service to be held 1.20pm Wednesday 26th August at North East Surrey Crematorium. Further information and donations contact W A Truelove & Son, Cheam 020 8642 3300

MARY KATHLEEN WILLIS
17.7.1924-8.8.2015
Admired and respected by her friends and fellow Occupational Therapists. So well cared for by Ridgemount staff. Funeral Randalls Park 3rd September at 11.00am.

In Memoriam

REG BLAKE
Remembering Reg Blake who died 1 year ago on August 23rd 2014. Much beloved Husband of Clare, Father of Robert, Alan, Hugh, Father-in-Law to Jackie, Grandad to Emma, Beckie, Amy, Lucy, Sara, Anna, Martha, Peter, Joshua, Daniel, Benjamin and Stephen. Great Grandad to Liam, Alaska, Denali and Esmé. An inspirational man so loved and missed by us all

In Memoriam

CANE
In loving memory of Fred who passed away on 21st August 1990. Will always be remembered with love.

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16th Birthday

Happy 16th Birthday to our Babydoll
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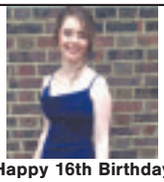
The years have flown by and we are so proud of the young woman that you have become
All our love
Mum, Dad and Ben
XXXXXX



Happy 16th Birthday
JESSICA VARROW
Enjoy your special day
Lots of love
Both Nannies, Granddad's, Aunties, Uncles and Cousins
XXXXX

18th Birthday

Happy 18th Birthday
THOMAS HALL!
22nd August 2015
Lots of love
Mummy, James, Daisy, Dorothy, Callie and Kibble xxxxxx

21st Birthday

Ruth Sutch
Happy 21st Birthday
Ruth Sutch 20th August 2015
Congratulations on your 21st Birthday
With love Mum, Dad & Daniel xx

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(Please include your name and address.)
ONLINE: All your letters in full online at **epsomguardian.co.uk/yoursay**
Letters may be edited for space, clarity and legal reasons.

ONLINE OPINION

Comment on stories at **epsomguardian.co.uk**

Bulldozers to demolish historic stables 'any day now'

That was the first yard my grandad worked in.

We have lost our racing heritage to greed. I remember not only the racing stables, but all the other stables dotted around town, now pretty much all "mews developments".

Growing up in the late 1960s, every kid I knew could ride, now it is only the wealthy ones.

CHIKIMINKI

Delight as 'flying saucer' Bourne Hall recognised by Historic England

I think it is an amazing building, a little dated, but still amazing. To think it cost to build nearly the same as what a two-bedroom house costs in the area.

EWELLMAN

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It is essential your email or letter is headed "Complaint" in the subject line and contains the following information:

- **Your name, email address, postal address and daytime telephone number.**
- **The newspaper title or website, preferably a copy of the story or at least the date, page number or website address of the article and any headline.**
- **A full explanation of your complaint by reference to the Editors' Code.**

If you do not provide any of the information above this may delay or prevent us dealing with your complaint.

Your personal details will only be used for administration purposes.

If we cannot reach a resolution between us then you can contact IPSO by email at complaints@ipso.co.uk or by post at IPSO, c/o Halton House, 20-23 Holborn, London EC1N 2JD.

If complaining about third party comments on our website articles, you should use the "report this post" function online next to the comment.

VIEWFINDER

This scene of Epsom Downs was captured by Annie Mac. Email your pictures to newsdesk@epsomguardian.co.uk

Lodge loss is a shame

Such a dreadful shame. (Priam Lodge site revamp, August 13.)

The thin end of the wedge?

We are led to believe that green-belt is safe, and that local people have a say in what gets built in their area.

It seems not so, the laughable idea that one of these homes is going to be affordable? For whom?

Why do we need to flatten a~ historic stables, terminate the tenancy of a five-year-old successful business (with just a month's notice); thus forcing clients to find alternative stabling arrangements for 14 horses including the forced sale of two.

Bringing the individual whose business it was to the brink of bankruptcy in order to provide a couple of expensive homes? Well the answer is simple. Greed.

Money made by those who have it, taking money from those who do not, to provide homes for those who already do. Makes perfect sense does not it.

Shame on those who proposed this and on those who allowed it.

Epsom has lost so much already and with the loss of Priam Lodge has now lost more than an historic stables, it has lost a community that treasured it.

BECKY VANDEN BOGAERDE
Ex-tenant of Priam Lodge Stables

Hit in pocket by parkng at rail station

I am writing to warn people of the voracious attitude of Meteor Parking at Ewell East station.

The station is unmanned.

My friend, whom I went to drop off, was carrying a heavy bag and wanted help with the Oyster card machine and finding the correct train.

I accompanied her to the platform and waited nine minutes for the train to arrive at 14.53.

I returned to my car to find a penalty notice which had been issued within two minutes of my arrival at the station at 14.42.

I am disgusted that there are no facilities for helping people to the train.

I freely admit I had not considered it necessary to buy a parking ticket as I was not leaving the station and only went to the platform when we realised the station was unmanned.

The attitude Southern Rail has to its customers is not designed to generate good will.

Far more seriously, would someone helping an elderly or disabled person also be expected to purchase a ticket for 10 minutes when they were still on station premises with no station staff to help?

DR HAZEL GRAY
Address supplied

One thought: Parkes' view 'destructive and unhelpful'

Andrew Parkes' comments (Thoughts of the week) about children with Asperger syndrome – part of the autism spectrum – were deeply offensive, especially his implication that they are "plain naughty" and in need of "some discipline".

This viewpoint is destructive and unhelpful. It demonstrates a complete misunderstanding of autism and the reasons why a child may behave in a certain way.

I know from experiences with my own son when he was young, that children on the autism spectrum are often over-sensitive to things like sound and light and can become highly anxious and overwhelmed in noisy, busy environments such as supermarkets.

In some cases, this can lead to a "meltdown" and behaviours like shouting or running away. This has absolutely nothing to do with parenting or naughtiness.

I know many young people on the autism spectrum who have grown from anxious children into interesting, engaging young people, but it takes a lot of love, patience, understanding and tolerance of their differences.

Parents of children with developmental disorders such as autism have many mountains to climb as they learn to understand the unique ways that autism affects their child and different strategies to negotiate this.

What they need is understanding and support, not judgemental attitudes.

EMMA WHITFIELD
National Autistic Society Surrey Branch

We need a bypass to sort out traffic issues

I have lived in Epsom all my adult life. I really like living here, but the traffic is becoming a real issue.

My work takes me all over the county and the traffic congestion is clearly worse in Epsom.

Trying to get into town from West Hill can take an age.

This traffic stream does not seem to get a fair share of time on the lights and it is often unable to enter the high street because it is not a box junction and the A24 traffic blocks the road.

Also, the relatively new set of lights at the station and West Street crossroads in West Hill do not seem to work in sync with the set of lights by the Albion.

The lights at the station, West Street crossroads and pedestrian crossing need to be triggered by traffic or pedestrians rather than on a timer.

The recent front page article in the Epsom Guardian does not surprise me.

I cannot see how the much trumpeted Plan E is going to improve anything. If anything, it will make things worse – as making South Street two-way seems a bizarre proposal. The town needs a bypass and should have adopted one 20 years ago.

Perhaps Plan E is the best bet with limited cash, but perhaps we need to work towards a bypass and go for a staged solution rather than a series of separate, sticking plaster attempts that may not be good value for money.

RICHARD CUSDEN
Via email

Don't take reservations? Then don't take my custom

5 THOUGHTS OF THE WEEK...

Thanks go to my newest Twitter friend @ianfreeman for his five excellent thoughts of the week.

1. I will never queue for a restaurant that doesn't accept bookings. There's now a proliferation of these places that insist you stand in the rain for an hour before handing over mega-cash for a designer pizza or burger. You want my money, you take my reservation. Or, in words even a restaurateur can understand, you work for me, I don't work for you.

2. While we're on restaurant queues, the hipsters have taken over a street in my suburb. Young trendies will stand in line for hours to be allowed to sit at distressed school desks and pay £15.95 for artisanal kimchi (Google it – I had to), bone tea and garlic porridge. Thank the great God of bacon that we've still a decent greasy spoon left – mine's double egg, sausage, bubble and chips.

3. Stephen Lewis, the fine actor who played permanently perturbed Inspector Blake in the classic 1970s sitcom On the Buses has finally taken the last bus to the cemetery. A stalwart, too, of Last Of The Summer Wine, Lewis' legacy will sustain long after the cries of "I 'ate you, Butler!" have died down. Bye-bye, Blakey, thanks for the laughs.

4. We adults long ago lost our coffee shops to buggy-propelling yummy mummies and their ghastly, screeching offspring, but now we've lost our pubs too. The pub used to be a safe haven where you could escape kids, but now the invasion has begun. Sunday lunchtime in my local, wretched little Olivers and Chloes run riot while their couldn't-care-less parents study their smartphones or observe their Observers. Get back to Starbucks and leave pubs to the grown-ups.

5. The nanny state is alive and well. I went to my local pharmacy for paracetamol. The following conversation ensued: Assistant: "Are they for you?" Me: "No, they're for my wife's birthday. Do you do gift-wrapping?" Much as I love being questioned about my ailments by a 17-year-old stranger, I am perfectly capable of judging what treatment is best for me, thank you very much.

IAN FREEMAN

Send in your 5THOUGHTS by email to aparkes@london.newsquest.co.uk
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Helping the kids

With a booming rental market in urban areas in the UK, buying a rental property seems like an attractive investment opportunity for most parents thinking about a buy-to-let for their children going to university.

A staggering one in five households now own a buy-to-let and this is expected to rise from the current figure of 4.8 million to 5.5 million by 2020.

So if you are thinking about getting into the buy-to-let market there are a few considerations to contemplate, such as the cost of buying a rental property and how to cash in your investment if you wish to sell.

● **Stamp Duty:** If you are buying a property less than £125,000 you will not need to pay stamp duty, but after this it works on a sliding scale. You can find more out about stamp duty reforms at **goodfellows.co.uk**

● **Deposit:** To access the best mortgage rates in the market place you will need a good deposit, the best deals require a 40 per cent deposit.

● **Insurance:** Although your tenants will have their own contents insurance, unless the apartment is for your children, make sure you take out a good building and boiler insurance policy.

● **Conveyancing costs:** These are from around £500-£1,000.

● **Mortgage arrangement fees.** From £1,995 up to £4,599 – you might be able to offset this against tax.

● **Agency fees:** This does vary.

If you are looking at investing in a rental property you will see the best returns if you keep a property for 10 years or more, depending on the state of the housing market at the time of selling.

When you go to sell your investment you will need to pay capital gains on any profit you have made, not including the original purchase price.

This will be deducted from the final balance along with the cost of buying and selling your investment property and also the cost of improvements.

Maintenance and repairs, however, will not be included in these costs as they will be covered by a tax allowance in each year's tax return.

For further information visit goodfellows.co.uk.

Check out the latest HOUSE PRICES in your area
yourlocalguardian.co.uk/li

Top tips for replacing windows

PA Photo/thinkstockphotos

1) Window frames are made using three main materials: wood, uPVC (a material called unplasticized polyvinyl chloride) and metal. You can also get composite frames, which usually feature a wooden core, covered by plastic or aluminium. Wooden windows look great and are often the best choice for period properties, but they do require the most upkeep. You'll have to keep on top of wood rot as well as chipped and flaking.

2) Metal, uPVC and composite windows require little maintenance in comparison, so yes, they're an easier option, but sadly, they don't last forever. Past-their-best uPVC and metal windows aren't pretty (although both can be painted) and the seals on double glazing can deteriorate, allowing moisture to get between the panes.

3) Swapping single glazing for double – or even triple – glazing will make your home warmer, quieter and more energy efficient. The older the windows are, the less energy efficient they're likely to be. Original sash windows, for example, are notoriously draughty, but it's possible to get double-glazed uPVC or wooden sashes, giving you a traditional look without being cold. You can also draught proof original sash windows with weather-stripping tape, or have them professionally draught proofed.

4) If you live in a listed building, changing the windows won't be straightforward. You'll need listed building consent from your local council's conservation department, and they usually want the windows replaced like-for-like so the appearance of the building remains unchanged. Councils are also concerned about the appearance of buildings on 'designated land', which includes conservation areas and Areas of Outstanding Natural Beauty, and may place restrictions on replacement windows.

5) All new windows must comply with building regulations, and you'll need a certificate to prove this, especially when you come to sell. Your local council's building control department can check and sign off the windows, or you can use an approved inspector, who does the same job but for a company. The easiest option is often to get the windows fitted by an installer registered with a competent-person scheme, such as FENSA. This means they can self-certify that the fitted windows comply with building regulations.

Lanes the place to be

According to a new study, homes on "lanes" are worth around a fifth more than the average house price.

The research found that a property address containing the word "lane" has an average value of £245,906 – this is 22 per cent more than the typical price of a property in the UK.

The study, which was carried out for Barclays by property market specialists, Hometrack, found that an address containing the word "way" was the second most valuable and had an average value of £218,742. A property situated on a "road" came in third with a price tag of £212,717.

Properties located on either a "drive" or "street" seemed to command the lowest price, at £191,675 and £142,374 respectively. The only place where there seemed to be an exception to this rule was in London, where a property on a "lane" cost on average £152,284 less than a property on a "street".

Recent research carried out by property giant Zoopla found that the most expensive roads to live on in London were all in the borough of Kensington.

None of these roads were called "lane" or "street" though, with "garden", "crescent", "avenue" and "place" all appearing in the top 10.

Homes in Scotland tended to be most valuable when situated on a "close", with the average property value standing at £161,869, and in Northern Ireland, properties on a "road" were the most expensive, costing on average £148,519.

The "lane" rule applied to Wales though, where homes cost £190,039 on average.

The average price of a property with "lane" in its address has doubled since 2001, where it stood at £123,00, but Barclay Mortgages say every category has significantly increased over the last 15 years.

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Ashtead: 01372 273448

Ashtead £175,000

WARDEN ASSISTED FOR OVER 55'S ONLY. Situated in this popular warden assisted development a one bedroom ground floor apartment. EPC=E.

Leatherhead £315,000

A first floor maisonette located in a quiet cul de sac close to Leatherhead Mainline Station, the Town Centre and the idyllic banks of the River Mole. EPC=TBC.

Ashtead £320,000

A stunning ground floor apartment refurbished to an exceptionally high standard enjoying quiet seclusion whilst being minutes from Ashtead Village. EPC=D.

Ashtead £729,950

A beautifully maintained family home with further extension potential (stpp) enjoying a quiet seclusion whilst being close to key local amenities. EPC = C.

Banstead: 01737 850400

Banstead Village £850,000

A four bedroom detached house, with garage and off road parking, in need of complete modernisation, which is situated in premier road in Banstead Village. EPC = F

Banstead £750,000

An individually designed, contemporary, detached family home with accommodation over three floors, garage and situated at the end of a private lane. EPC= C

Banstead £599,950

Built in 2010, an extremely well presented four bedroom semi detached house, with integral garage, off road parking parking, located in a gated cul-de-sac. EPC= B

Banstead £495,000

A three bedroom semi detached property, offering versatile accommodation, garage, off road parking and courtyard garden, situated in the heart of Banstead Village. EPC = E

Epsom: 01372 724477

Epsom £995,000

A 4/5 reception, 3/4 bedroom detached Victorian house in a unique Parkland setting, within a walk of the Town Centre boasting approx 2/3 of an acre. EPC=E

Epsom £899,950

An elegant 5 bedroom Edwardian detached house conveniently located minutes from the Town Centre with private secluded garden and off street parking. EPC=F

Epsom £645,000

A Georgian style 3 bedroom detached house located in the College area with large lounge/dining room, kitchen/ breakfast room, study and secluded walled garden. EPC=E

Epsom £565,000

A larger than average 2 bedroom, 2 bathroom, ground floor flat with its own balcony, communal gardens, secured parking and no onward chain. EPC=C

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Ashtead — Luxury Living £775,000

- Detached
- Four Bedrooms
- Two Receptions
- Utility & Cloakroom
- Renovated
- Stunning & Contemporary
- Double Garage
- EPC Rating: E

Ashtead — Squirrels & Knights £950,000

- Detached Bungalow
- Three Bedrooms
- Large Reception Rooms
- Detached Garage
- Desirable Plot
- Quiet & Secluded Garden
- In Need Of Modernisation
- Epc Rating: D

Leatherhead — Entertaining Dream £935,000

- Detached
- Bungalow
- Four Bedrooms
- Self Contained Annex
- Entertainment Area
- 85ft Frontage
- 87ft X 77ft Rear Garden
- Epc Rating: D

Ashtead — As Time Goes By £585,000

- Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Bathroom & Shower Room
- Breakfast/Utility Area
- Close To Shops/Station
- Off Street Parking
- EPC Rating: Pending

Leatherhead — A Family Home £585,000

- Detached
- Four Bedrooms
- Two Reception Rooms
- Study
- Garage & Car Port
- Cul-De-Sac
- Popular School Catchment
- EPC Rating: C

Ashtead — An Epic Garden £700,000

- Detached
- Three Double Bedrooms
- Two Reception Rooms
- Half Acre Plot
- Potential To Extend
- In Need Of Modernising
- Osp & Garage
- Epc Rating: E

Ashtead — Guide Price £400,000

- Two Bedrooms
- Two Bathrooms
- Lounge/Diner
- Garage
- Rear Garden
- Cul-De-Sac
- End Of Terrace
- EPC Rating: C

Leatherhead — Convenient Comfort £425,000

- Semi Detached
- Three Bedrooms
- Lounge/Diner
- Wet Room
- Front Garden & Patio
- Off Street Parking
- Extended
- Epc: D

Ashtead — Sunny Aspects £549,000

- Bungalow
- Semi Detached
- Spacious Rooms
- Rustic Charm
- Driveway
- Mature Garden
- Ideal Location
- Epc Rating: D

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Epsom
2 West Street,
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KT18 7RG
01372 745850

Ewell
220 Chessington Road,
West Ewell, Surrey,
KT19 9XA
020 8394 1234

Stoneleigh
62 Stoneleigh Broadway,
Stoneleigh,
Surrey, KT17 2HS
020 8393 9411

VENDOR SUITED

Epsom **Guide price £800,000** 01372 745 850

- Over 2200 sq ft
- Four Double Bedroom Semi Detached Home
- 23ft Lounge
- Ensuite shower room & bathroom
- Kitchen & Utility room
- EPC Rating D

NO ONGOING CHAIN

Epsom **£750,000** 01372 745 850

- Unique Private Position in a Highly Sought After Location
- Five Bedrooms & Three Bathrooms
- Two Spacious Receptions
- 20ft Kitchen/Breakfast Room
- Short Walk Of Town & Station
- EPC Rating E

Cheam **OIRO £700,000** 020 8393 9411

- Four Bed Detached Chalet Bungalow
- Two Reception Rooms
- Two Bathrooms
- Kit/B.fast Room & Sep Utility
- Covered Cinema & Hawaiian Style Bar
- EPC Rating E

Epsom **£650,000** 01372 745 850

- Three Bedroom Detached Chalet Bungalow
- Two Reception Rooms & Conservatory
- Utility room
- 200ft plus rear garden
- Large summer house
- EPC Rating F

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01372 745850

Ewell
220 Chessington Road,
West Ewell, Surrey,
KT19 9XA
020 8394 1234

Stoneleigh
62 Stoneleigh Broadway,
Stoneleigh,
Surrey, KT17 2HS
020 8393 9411

Epsom **Guide Price £599,950** 01372 745 850

- Semi Detached Home
- Four Large Double Bedrooms
- Three Reception Areas
- Scope to Extend Further STPP
- Requiring some updating
- EPC Rating D

Worcester Park **£570,000** 020 8393 9411

- Four Bed Semi Detached Home
- Kitchen / Dining Room
- Two Further Receptions
- Two Bathrooms
- 100ft Garden
- EPC Rating D

Ewell **Offers in excess of £519,950** 020 8394 1234

- Three Bed Semi-Detached Home
- Three Reception Rooms
- Integrated Kitchen/Utility
- 48 Ft Rear Garden
- Good Catchment for Schools
- EPC Rating C

West Ewell **£514,950** 020 8394 1234

- Three/Four Bedrooms
- Kitchen/Dining/Family Room
- Living Room With Mezzanine
- Spectacular Glass Atrium
- Ensuite Shower Room
- EPC Rating C

Worcester Park **£439,950** 020 8393 9411

- Three Bed Terraced House
- Kitchen / Breakfast Room
- Spacious Lounge
- Loft Room
- Garage & Driveway
- Walk to Shops,Schools &Stn.

Epsom **£400,000** 01372 745 850

- Two Bed Character Cottage
- 90ft Rear Garden
- Home Office
- Convenient Location
- Further Potential to Extend STPP
- EPC Rating E

Sutton **OIEO £284,950** 020 8393 9411

- First Floor Victorian Conversion
- Two Bedrooms
- Immaculate Condition
- 14ft Ceilings & Sash Windows
- Garage in Block
- Walking Distance to Station

West Ewell **£259,950** 020 8394 1234

- Two Bed Ground Floor Flat
- 15ft X 15ft Lounge/Diner
- Fitted Kitchen
- Family Bathroom
- Gas Central Heating
- Walk to Ewell West Station

West Ewell **£250,000** 020 8394 1234

- Two Double Bed First Floor Flat
- Fitted Kitchen
- Fitted Bathroom
- Walking Distance to Ewell
- Gas Central Heating
- New 125 Year Lease

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Epsom — **Sold S.T.C. £950,000**

MORE REQUIRED

- Rural Location
- Double Fronted Detached
- Meticulously Decorated
- Four Bedrooms
- En-Suite To Master
- Two Reception Rooms
- Kitchen/Conservatory
- E.P.C. Rating D

Epsom — **Sold S.T.C. £995,000**

MORE REQUIRED

- Regarded Woodcote Estate
- Exclusive Private Road
- Extended 1930's Detached
- Five Double Bedrooms
- En-Suite To Master
- Two Reception Rooms
- Kitchen/Dining/Family Room
- E.P.C. Rating E

Epsom — **Sold S.T.C. £1,750,000**

MORE REQUIRED

- Unique Opportunity
- Huge Potential
- Commercial Or Private Use
- Victorian Detached
- Period Features
- Views Of Epsom Downs
- Private Plot Inc. Paddock
- E.P.C. Rating C

Liphook — **Sold S.T.C. £2,000,000**

MORE REQUIRED

- Guide Price
- Fine Country Detached
- Six Bedrooms
- En-Suite To Master
- Three Reception Rooms
- Surrounded By Farmland
- Approx 3.2 Acres
- E.P.C Rating: E

Ewell — **Sold S.T.C. £585,000**

MORE REQUIRED

- Substantial Semi Detached
- Four Bedrooms
- Guest Suite
- Two Bathrooms
- Three Reception Rooms
- Desirable Garden
- W. Park&Stoneleigh Station
- E.P.C Rating D

Ewell Village — **Sold S.T.C. £725,000**

MORE REQUIRED

- Views Of Nature Reserve
- Flexible Detached
- Four Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Approx. 20ft Conservatory
- Garage Extn. Pot. (S.T.P.P.)
- E.P.C. Rating D

Epsom Downs — **Sold S.T.C. £795,000**

MORE REQUIRED

- Offers In Excess Of
- Millennium Detached
- Extension Potential S.T.P.P.
- Four Bedroom
- En-Suite To Master
- Two Spacious Receptions
- Conservatory
- E.P.C. Rating D

Epsom — **Sold S.T.C. £850,000**

MORE REQUIRED

- Sought After Road
- Spacious Detached
- Opportunity To Update
- Four Bedrooms
- Two Reception Rooms
- Sun Room/Conservatory
- Secluded Garden
- E.P.C. Rating F

Epsom — **Sold S.T.C. £610,000**

MORE REQUIRED

- Private Woodcote Estate
- Detached Bungalow
- Two/Three Bedrooms
- Large Living Room
- Desirable Grounds
- Secluded Garden
- Driveway And Garage
- E.P.C. Rating D

Epsom — **Sold S.T.C. £695,000**

MORE REQUIRED

- Epsom Downs Location
- Spacious Detached
- Primed For Refurbishment
- Five Bedrooms
- Bathroom & Shower Room
- Double Reception Room
- Large MatureGarden
- E.P.C. Rating E

Epsom — **Sold S.T.C. £697,500**

MORE REQUIRED

- 1930'S Detached
- Three Double Bedrooms
- Two Spacious Receptions
- Sunlounge And Study
- Beech Fitted Kitchen
- Separate Workshop/Office
- Secluded Private Gardens
- E.P.C. Rating D

Epsom — **Sold S.T.C. £685,000**

MORE REQUIRED

- Detached Chalet Bungalow
- High Spec. Finish
- Five Bedrooms
- Two En-Suites
- Approx. 27ft Reception Room
- Kitchen/Dining/Family Room
- Backing Allotments/Fields
- E.P.C Rating E

Epsom — **Sold S.T.C. £525,000**

MORE REQUIRED

- Offers In Excess Of
- Corner Plot Semi-Detached
- Cottage Character & Charm
- Three Bedrooms
- Loft (Bed)Room
- Two Receptions & Snug
- Allocated Parking Space
- E.P.C. Rating E

Epsom — **Sold S.T.C. £760,000**

MORE REQUIRED

- Well Presented Detached
- Four Bedrooms
- En-Suite To Master
- Shower Room & Bathroom
- Two Reception Rooms
- Kitchen/Breakfast Room
- Large Lawned Garden
- E.P.C. Rating D

Epsom — **Sold S.T.C. £599,950**

MORE REQUIRED

- Clarendon Park Development
- End Of Terrace Townhouse
- Four Bedrooms
- En-Suite To Master
- Three Reception Rooms
- Kitchen/Diner
- Garage
- E.P.C. Rating C

Epsom — **Sold S.T.C. £569,950**

MORE REQUIRED

- Popular Clarendon Park
- Terraced Town House
- Modern Throughout
- Three Double Bedrooms
- En-Suite To Master
- Two Reception Rooms
- Garage
- E.P.C. Rating C

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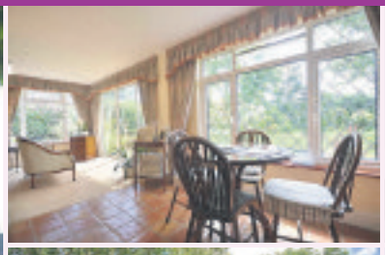
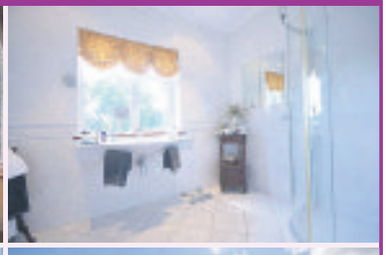
Epsom £1,250,000

STUNNING VIEWS - This is a fantastic example of what a family home should offer. The house is spacious and unique with flexible living accommodation throughout. The property also offers a double garage, car port, driveway for easily eight cars and beautiful rear gardens backing open fields. The house is flexible with two entrances and two staircases so part could be used as an Annex.

- Large Family Detached
- Seven Bedrooms
- Four En-Suites
- Three Reception Rooms
- Kitchen/Breakfast/Sitting Room
- Study/Playroom
- Backing Fields
- E.P.C. Rating D

Epsom £1,100,000

- Offers In Excess Of
- Sought After Road
- Substantial Detached
- Six Bedrooms
- Three Separate Receptions
- Kitchen/Dining Room
- Generous, Beautiful & Secluded Garden
- E.P.C. Rating E

Ewell £850,000

- Offers In Excess Of
- Nonsuch Estate
- Gleeson Built Detached
- Four Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Conservatory
- E.P.C. Rating E

Epsom £1,150,000

- Stunning Detached
- Modern Style Plus Character
- Four Bedrooms
- En-Suite & Balcony To 28ft Master
- Three Reception Rooms
- Reception Hall
- Large Mature Garden
- E.P.C. Rating D

Tadworth £675,000

- Cul-De-Sac Location
- Beautifully Presented Detached
- Four Double Bedrooms
- En-Suite To Master
- Two Reception Rooms
- Kitchen/Dining Room
- Conservatory
- E.P.C. Rating D

Epsom £395,000

- Refurbished Maisonette
- Ground Floor
- Two Double Bedrooms
- Spacious Reception Room
- Front And Rear Gardens
- Garage
- Ideally Located For Town & Station
- E.P.C. Rating T.B.C.

Epsom £825,000

- Victorian Semi Detached
- Four Floors
- Beautiful Decor
- Period Features
- Four Bedrooms
- Double Reception Room
- Stunning Kitchen
- E.P.C. Rating F

Epsom £550,000

- Prestigious College Area
- Rarely Available Semi Detached
- Extension Potential (S.T.P.P.)
- Three Bedrooms
- Double Reception Room
- Wet Room
- Beautiful Garden
- E.P.C. Rating D

Epsom Downs £650,000

- Offers In Excess Of
- Spacious Detached
- Four Double Bedrooms
- En-Suite To Master
- Two Reception Rooms
- Pretty Paved Garden
- Garage
- E.P.C. Rating C

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Epsom — **Sold S.T.C. £1,000,000**

MORE REQUIRED

- Guide Price
- Prestigious Woodcote Estate
- Three Floor Detached
- Huge Potential (S.T.P.P.)
- Five Bedrooms
- Two Reception Rooms
- South West Aspect Garden
- E.P.C. Rating E

Epsom — **Sold S.T.C. £1,000,000**

MORE REQUIRED

- Woodcote Estate
- Extended Detached
- Five Bedrooms
- Walk-In Wardrobe & En-Suite
- Two Reception Rooms
- Stunning Kitchen/Diner
- Study/Gym
- E.P.C. Rating D

Banstead — **Sold S.T.C. £999,950**

MORE REQUIRED

- Extended Detached
- Four Double Bedrooms
- En-Suite & Walk-In Wardrobe
- Two Reception Rooms
- Cinema Room
- Vast Kitchen/Dining Room
- Landscaped Garden
- E.P.C. Rating D

Epsom — **Sold S.T.C. £900,000**

MORE REQUIRED

- Exclusive Private Road
- Superb Detached
- Four Bedrooms
- En-Suite To Master
- Kitchen/Breakfast/Dining Room
- Living/Dining Room
- Family Room & Conservatory
- E.P.C. Rating E

Tadworth — **Sold S.T.C. £655,000**

MORE REQUIRED

- Guide Price
- 2005 Detached
- Modern Neutral Decor
- Four Bedrooms
- En-Suite To Master
- Three Reception Rooms
- Kitchen/Breakfast Room
- E.P.C. Rating C

Epsom — **Sold S.T.C. £750,000**

MORE REQUIRED

- Gated Development
- Stunning Modern Detached
- Four Bedrooms
- En-Suite To Master
- Two Reception Rooms & Study
- Kitchen/Breakfast Room
- Conservatory
- E.P.C. Rating T.B.C.

Epsom — **Sold S.T.C. £750,000**

MORE REQUIRED

- Ever Popular Road
- Spacious Detached
- Four Bedrooms
- En-Suite To Master
- Two Reception Rooms
- Kitchen/Breakfast Room
- Secluded Garden
- E.P.C. Rating D

Banstead — **Sold S.T.C. £760,000**

MORE REQUIRED

- 2012 Detached
- Impressive Condition
- Four Bedrooms
- Two En-Suites
- Two/Three Reception Rooms
- Kitchen/Dining Room
- Gated Driveway & Garage
- E.P.C. Rating B

Ashtead — **Sold S.T.C. £760,000**

MORE REQUIRED

- Award-Winning Woodland Development
- Extended Semi-Detached
- Three Bedrooms
- Approx. 24ft Reception Room
- Dining Room & Library/Study
- High Gloss Kitchen
- Beautiful Garden & Den
- E.P.C. Rating D

Epsom — **Sold S.T.C. £630,000**

MORE REQUIRED

- Ever Popular Road
- Semi Detached
- Ripe For Modernisation
- Three Bedrooms
- Modern Shower Room
- Double Reception Room
- Picturesque Garden
- E.P.C. Rating D

Epsom — **Sold S.T.C. £775,000**

MORE REQUIRED

- Prestigious Woodcote Estate
- Elegant Detached
- Four Bedrooms
- Bathroom & Shower Room
- Two Reception Rooms
- Kitchen/Breakfast Room
- Beautiful Mature Garden
- E.P.C. Rating E

Epsom — **Sold S.T.C. £700,000**

MORE REQUIRED

- Offers In The Region Of
- Sought After Chase Estate
- Detached Bungalow
- Three/Four Bedrooms
- Two Reception Rooms
- Study/Fourth Bedroom
- Stunning Gardens
- E.P.C. Rating D

Epsom — **Sold S.T.C. £625,000**

MORE REQUIRED

- Central Location
- 1960's Detached
- Opportunity For Modernisation
- Three Bedrooms
- Two Reception Rooms
- Study
- Warp Around Gardens
- E.P.C Rating D

Stoneleigh — **Sold S.T.C. £485,000**

MORE REQUIRED

- 1930s Semi Detached
- Contemporary Decor
- Three Bedrooms
- Living/Dining Room
- Shaker Style Kitchen
- Family Sized Garden
- Schools, Shops & Station
- E.P.C. Rating D

West Ewell — **Sold S.T.C. £460,000**

MORE REQUIRED

- Traditional Semi Detached
- Opportunity To Modernise
- Extension Potential S.T.P.P.
- Three Bedrooms
- Two Reception Rooms
- Generously Sized Garden
- Convenient For Station
- E.P.C Rating E

Banstead — **Sold S.T.C. £550,000**

MORE REQUIRED

- Modern Detached
- Contemporary Decor
- Four Bedrooms
- en-Suite To Master
- Lounge/Dining Room
- Conservatory/Sun Lounge
- Family Sized Garden
- E.P.C. Rating C

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Alberta Avenue, Sutton £240,000

This fantastic two double bedroom apartment is set back amongst well cared for communal gardens.
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Carshalton £550,000

A stunning development of five townhouses in the historic village of Carshalton.

Mulgrave Road, Sutton £240,000

On entering the flat you will be surprised at how much space is on offer and how light and airy it feels.
COMMUTERS PARADISE

Throwley Way, Sutton £275,000

This great, two bedroom flat with amazing views over London

PERFECT STARTER HOME £350,000
Worcester Park

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FANTASTIC FAMILY HOME £699,950
Worcester Park

WALKING DISTANCE TO OUTSTANDING SCHOOLS An immaculate, five bedroom, semi detached property.
Call Worcester Park office on 0208 337 1701

££350,000
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Epsom Property Market – Bricks and Mortar!

The Land Registry has just released their latest set of figures for the Epsom Property market. It makes interesting reading, as average property values in Epsom remained static in May. This leaves average property values 10.3% higher than 12 months ago, meaning the annual rate of growth in the town fell to its lowest level since July 2014. When we compare Epsom against the regional picture, South East property values rose by 0.9%, leaving them 9.1% higher than a year ago.

Obviously this is a far cry from the price rises we were experiencing in Epsom throughout 2014. At one point (November 2014 to be exact) property values were rising by 14.1% a year. All the same, even with the tempering of the Epsom property values in 2015, property values are still higher. This is good news for local homeowners who had been affected by the downturn after 2007 and still find themselves in negative equity.

However, the thing that concerns me is that the average number of properties changing hands (i.e. selling) has dropped substantially over the last 12 months in the town. In April 2014, 124 properties sold in Epsom but in April 2015, that figure dropped to 55. I have been in the Epsom property market for quite a while now and the one thing I have noticed over the last few years has been the subtle change in the traditional seasonality of the Epsom property market. It has been particularly noticeable this year in that the normal post Easter flood of properties coming onto the market was not seen. This has made an imbalance between supply and demand, with less houses coming onto the market there is simply not as much choice of properties to buy in Epsom and with the population of Epsom ever increasing, this will generally strengthen house price growth for the foreseeable future.

So what does all this mean for Epsom landlords or those considering dipping their toe into the buy to let market for the first time? For many people, buy to let looks a good investment, providing landlords with a decent income at a time of low interest rates and stock market unpredictability.

However, if you are thinking of investing in bricks and mortar in Epsom, it is important to do things correctly. As an investment to provide you with income, for those with enough savings to raise a big deposit, buy to let looks particularly good, especially compared to low savings rates and stock market yo-yo's. I must also remind readers, landlords have two opportunities to make money from property, not only is there the rent (income), but with the property market bouncing back over the last few years, property value increases has spurred on more investors to buy property in the hope of its value continuing to rise.

Savvy landlords with decent deposits can fix their mortgages at just over 3% for five years, making many deals stack up. Nevertheless, low rates cannot stay low forever, because one day they must rise and you need to know your property can stand that test. I saw some Epsom landlords struggling in the mid noughties, when interest rates rose from 3.5% in July 2003 to 5.75% in July 2007. That might not sound a lot, but that was the difference of making a £100 a month profit in 2003 to having to make up a shortfall in the mortgage payments of £100 per month in 2007.

Its true many landlords were thrown a life raft when the base rate dropped to 0.5% in March 2009. Whilst interest rates have remained there since, mark my words, they will rise again in the future. However, even with the potential for costs to rise, demand for decent rental properties remains high as there are ever more tenants in the market, driving up demand and thus rents. The British love of bricks and mortar plus improving mortgage deals also add up to fuel the buoyant Epsom property market.

If you are planning on investing in the Epsom property market, or just want to know more, things to consider for a successful buy to let investment, one source of information is the Epsom Property Blog **www.epsompropertyblog.co.uk** or email Ian at **ian@directresidential.co.uk**

Ian Plumb

This and other articles are added to our Blog for Epsom to help with advice for buy to let investment, which can be found on our website or www.epsompropertyblog.co.uk Alternatively you are welcome to email me on ian@directresidential.co.uk

FOR MORE INSIGHT, TIPS AND PROPERTY HOT-PICKS GO TO: WWW.EPSOMPROPERTYBLOG.CO.UK

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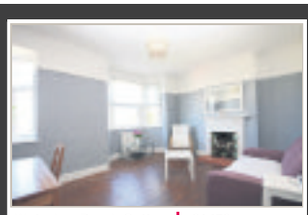

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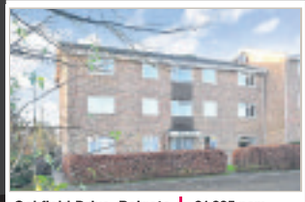

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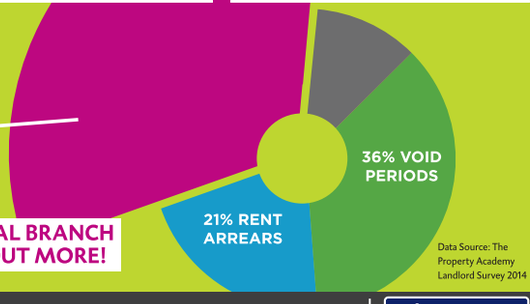

Data Source: The Property Academy Landlord Survey 2014

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THIS WEEK'S REASONS TO GO OUT

THEATRE

Milkshake Live Party Party at the Secombe in Sutton on Saturday. Kids can catch up with their favourite presenters and characters from the Channel 5 television shows, such as Bananas in Pajamas, Noddy and Tessie Bear, and Toby and Delores from Toby's Travelling Circus at the fun show. There are two shows, one at 1pm and another at 3.30pm. Tickets cost £13.50 for adults, £11.50 for children and £46 for a family ticket. Go to **suttontheatres.co.uk**.

KIDS

Family Funday for Marie Curie Cancer Care at The Windsor Castle pub, Sutton, on Sunday There will be a barbecue on the patio, live bands and possibly even a DJ inside the pub, plus a bouncy castle, face painting, raffles and lucky dips – it's the perfect opportunity for people to get together, have fun and raise money.

ART

It Began On the Walls – Banksy exhibition at Rise Gallery, Croydon, until August 28. The most famous street artist in the world is the focus of the largest exhibition Rise has put on. On Tuesday to Friday, from 10am to 6pm, and Saturday from 10am to 4pm. Entry is free.

PLANTS

Cress plants making at Squire's Garden Centre, Leatherhead, from 10am to 4pm on Monday. Create three fun plant pals to put in a pot with cress seeds. Children can paint their own friendly pal with googly eyes to take home and watch the cress grow as hair. Cost is £5 a person. Just turn up to take part. All are welcome.

SPORT

Summer Rugby Camp at Sutton & Epsom RFC on Thursday and Friday. Scrum down and line out at a summer rugby camp where the finer points of the game will be revealed for boys and girls, aged four-15, at their ground in Cuddington Court, Cheam, from 9.30am to 3.30pm. For more information, call 07789 345407.

Banksy: Rise gallery

UNDER HIS SPELL: You're Back in the Room star Keith Barry brings his Brain Hacker show to Epsom. Barry has starred in over 40 international TV shows, including The Ellen DeGeneres Show. ● **Keith Barry's Brain Hacker; Epsom Playhouse, September 16; £17.50; epsomplayhouse.co.uk.**

Jack Whitehall talks to JIM PALMER about The Bad Education Movie released this week

JACK THE LAD

Hearing Jack Whitehall recount his starring moment in a school play, it is almost like he is describing a scene from his sit-com Bad Education.

The 27-year-old comedian and actor, whose own education included Harrodian School in Barnes, told Vibe: "I had one drama teacher who was pretty tricky.

"We did A Midsummer Night's Dream and I got cast in my best-ever role. I was playing Oberon, King of the fairies.

"I was so excited, my parents were so excited – and at the last minute he decided the theme he was going for with the fairies was an African theme. I had to wear a grass skirt and brown face.

"Because it was fairies and it was mystical, it was not as crass as blacking-up but certainly to the casual observer and to the observer looking back on the school photographs of the play, it looks pretty dodgy.

"It's dodgy territory, especially in the school I went to which was not very diverse. It was a bold move."

With this kind of wealth of experience, as well as a fertile imagination, it is no wonder Jack had plenty of inspiration to take his BBC3 series Bad Education beyond its three series on TV and onto the big screen.

The Bad Education Movie, co-written by and starring Jack as calamitous teacher Alfie Wickers, is out Friday.

Jack said: "It was an opportunity I couldn't turn down, really. We finished the series and I genuinely thought that was going to be it."

Then he was offered the chance to write a script with co-writer Freddy Syborn and the pair set about writing something 'cinematic in scale'.

Jack said: "We wrote this ridiculous script, this action film basically – the characters from the sitcom in an action film, set in Cornwall. We wrote the script basically expecting it never to get made."

The money then came forward and the writers were faced with making their movie.

"We were expecting to cut a load of stuff but they wanted the stuff we wrote," said Jack. "So we ended up filming this incredibly ambitious project and now it is coming out in cinemas."

He added: "The bit I was surprised we ended up being able to do is the school trip the year before where Alfie goes to Amsterdam and he gets spiked with magic mushrooms in the Anne Frank museum.

"He ends up hallucinating and thinking a model of Anne Frank is real and she wants to escape.

"The opening sequence of this film is a title sequence set to me being pursued through the streets of Amsterdam high on mushrooms with Anne Frank under my arm being pursued by security guards.

"Unfortunately we didn't have enough money to close down Amsterdam so a lot of people thought it was happening for real.

"There were a few Dutchman who thought 'I'm going to make a hero of myself today' and lurched towards me just as the director shouted cut."

Jack's list of scenes he didn't expect to get filmed extends to one where he 'teabags' (only Google it if you're feeling brave) a swan.

He said: "The swan that we used was actually the swan from Hot Fuzz, which meant that at the time of filming the swan had more film credits than I did.

"It was good, I guess, because it was very professional. He knew what he was doing."

Jack grew up in Putney – he joked about the article as we sat down to chat, "it's going to be going through my parents' door, so be f*****g careful" – but was schooled at Dragon School in Oxford and Marlborough College as well as Harrodian.

In the movie, his class goes on a riotous school trip. Jack's own educational outings weren't nearly so exciting. "My school trips were always so lame, so feeble, that nothing ever happened," he said.

"You always go to a castle. You hear about all of these exciting things that happened at the castle but they were always so long ago. Castles have had their day.

"We thought it would be fun for them to go to a castle and for some actual stuff to happen. They go to a castle in Cornwall and it ends up being laid siege to by a group of Cornish terrorists."

The Bad Education Movie is in cinemas on Friday.

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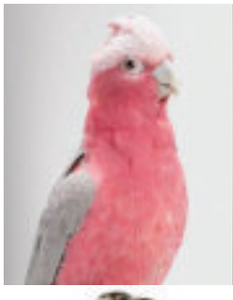
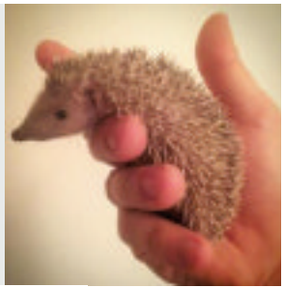

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Getting arty on film

REPORTER
PIPPA ALLEN-KINROSS
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Children have been putting their arts skills to the test with the Ashley Centre's "filmtastic" summer.

Every week, Facebook users vote for the best arts and crafts creation, with the winners receiving prizes including toys and sweets that are donated by retailers. This summer, the theme has been popular children's films.

Youngsters have won a range of prizes in competitions so far with themes including Minions, Olaf from Frozen and Paddington.

Mary Zoeller, who organises the free event, said: "We do this every holiday. We always put on something for children, always do activities and arts and crafts.

"It's been really popular this year. We have been astounded by how many have got involved.

"It's a very community thing. It's a very community shopping centre, with a very community feel, and that's one of the reasons why we put it on."

There are two weeks left of the event. On Wednesday, August 26, it is the turn of Alvin and the Chipmunks, with the opportunity to make Roadchip number plates.

The arts and crafts sessions take place outside House of Fraser in the Ashley Centre from 10am until 4pm.

For more information visit the Ashley Centre Facebook page, follow them on Twitter (@ashley_centre) or find them online at **theashleycentre.co.uk**.

Crafty: Joshua, eight, and Bradley Saward, seven, enjoy a day at the Ashley Centre

Bollywood birthday with Blair

To celebrate its 10th birthday, Sunrise of Banstead threw a memorable Bollywood-themed party bringing together residents, staff and family – and celebrity dancer Lionel Blair.

As guests arrived at the party, they were welcomed by Sunrise staff dressed in colourful Bollywood clothing as well as an array of Indian snacks prepared by Sunrise chefs.

This set a fabulous tone for a day of festivities not dissimilar to that of a traditional celebration in Bangalore. But the setting was Banstead, and despite typically English (not Indian) weather, spirits were high.

Fun: Lionel Blair with staff

To add to the excitement, Lionel Blair performed onstage and later toasted to the success of Sunrise with general manager Suzanne Spurgin. As well as this, the family of one Sunrise resident gave a speech to express their gratitude to the care home.

Ms Spurgin said: "It was a wonderful afternoon and fantastic way to celebrate Sunrise of Banstead's 10th birthday. Having Lionel here was a real treat as many of our residents are big fans of his."

Mr Blair also took part in a ceremonial cutting of a specially-made birthday cake to round off proceedings on Thursday, July 30.

Fundraiser back in the saddle again

He has already made a minion for a good cause and with his third cycling challenge in as many months coming up soon one fundraiser could make it a million in the future.

Shaun Young, 40, from West Ewell, dressed as Stuart the Minion from the Despicable Me films and rode his bike on a static turbo trainer in the centre of Epsom.

He followed that up by participating in Prudential Ride London's 100-mile cycle (complete with blue hair) and from London to Surrey and back on August 2 and on September 6 will tackle the epic Doitforcharity London to Brighton event.

Previously he tackled the 50-mile Ride IT North Downs Challenge in June, cycled from London to Paris in April to support British Heart Foundation, and kicked everything off in June 2014 with a cycle for Leukaemia and Lymphoma Research.

The IT manager for IBM, who is married with three children and grew up in Surbiton, is giving every penny he raises to Diabetes UK.

He said: "My dad has type 2 diabetes, as do some of my family in Ireland. I want to help as much as possible by raising money for charity."

Epsom estate agents, the Personal Agent, provided the bike for the charity challenge and gave out seven-day passes for a fitness club called the River Club.

He has already pledged to enter the ballot for the next event in 2016. So far he has collected £1,500, but is hoping for even more as part of his challenge. Donate at **justgiving.com/shaunyoung3**.

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GRAND CAR BOOT SALE
Wimbledon Stadium Car Park, Plough Lane SW17 0BL
Every Saturday - Cars £10 Vans £20
Admission £1 after 8.30am or £2 before
No New Goods Allowed All on hard standing
020 7240 7405

GIANT SUNDAY MARKET & CAR BOOT
Wimbledon Stadium
Every Sunday 7.30am-2.30pm
Car Boot Sale
7.30am - 12.30pm
Stall enquiries Call
07506 910210

HOOK ROAD ARENA
HUGE CAR BOOT SALE
Hook Road, Epsom, Surrey KT19 8QG
Sunday 23rd August
B/Hol Mon 31st August
Cars from £12 Vans from £20 Trailers £5
Sellers from 7.00am - no need to book
Massive car parks free. Buyers: before 8.30: £1, after 8.30: 50p. Children free
More dates: www.hookcarbootsale.com
or 07788132977

SUTTON (LONDON BOROUGH)
SEA CADETS
T.S.PUMA
BOOT SALE
SUNDAY 23rd August
• FROM 7AM TO 1PM
THE PADDOCK, BEDDINGTON PARK
CARS £10 AND VANS £15
CAR PARKING, B-B-Q, REFRESHMENTS AND TOILETS
Next Event: Sunday 27th September

CAR BOOT SALE
Wimbledon Stadium, Plough Lane, SW17
Admission £1 from 10:30am
EVERY WEDNESDAY 10.30am - 2pm
Admission £1 from 10.30am
Cars £12, Small Vans & MPV £20, Large Vans £25
No booking required.
Good trade. No new goods.
Further details
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CAR BOOT SALE
SUNDAY 8.30 -1pm
Banstead Athletic Sports Ground
Merland Rise
(off Great Tattenham's), Tadworth
Licensed facilities, Refreshments etc
Cars £10, Vans £15, Large Vans £20
Massive public attendance
Bucket Collection for Royal Marsden Cancer Charity
Charity No: 1095197

Car Boot Sale
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SUNDAY 23RD AUGUST
STARTS 7:30am
Cars £11, Vans £15
£1 Entry
Enquires
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SUMMER PSYCHIC FAYRE
Saturday 22nd August - 11.00am-5.00pm
Sutton Spiritualist Church
St Barnabas Road, Sutton, Surrey SM1 4NP
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Private Readings bookable in advance
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If you need any information about events at Carshalton Baptist Church please visit our website ***www.carshaltonbaptist.org*** *or email:* ***shalom@carshaltonbaptist.org*** *or call,* ***0208-6690555***

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Friday 4 September 8pm
Doc Brown

Saturday 5 September 2.30pm FAMILY MATINEE
How The Koala Learnt To Hug

Monday 7 September 8pm in the Myers Studio
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Friday 11 September 8pm
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Saturday 12 September 8pm
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ELC SING along CD player. Pink, £5. 07908770509

GIANT MR Men Snakes and Ladders. 80cm x 80cm. Collection Wallington SM6, £2. 07908770509

ELC PINK guitar. When your child presses the fretboard buttons, they can listen to fun tunes and sounds., £5. 07908770509

THOMAS THE TANK desk and chair good for learning £12. 0208 395 9873

CHILD'S PLAY Kitchen. Floor standing with plastic saucepans, cutlery, tea set,etc. fun for holidays £10 02083959873.

DISNEY TINKERBELL dress. Aged 8 dressing up dress., £5. 07908770509

Toys & Games

DORA THE Explorer Feltastic. As felt 'clings' to felt, children can place the pieces anywhere on the felt board to create a scene, £4. 07908770509

ROCKING BLACK Games chair with connection points to wires and speakers in good condition. £20. 020-8786-7194/07900 383 033

SUPER SCRIBBLER - Pink (ELC). Comes with a pen and four stamps and a manual eraser to wipe the slate clean., £5. 07908770509

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We are currently seeking to expand our friendly practice team. Previous experience of dealing with the public is essential as are computer skills.

If you would like to apply please forward your CV to Alison, Kirk, Director of HR, The Nelson Medical Practice, Kingston Road, London, SW20 8DA. Closing date for applications is 1/9/15 & interviews are scheduled for 9/9/15.

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www.straphaels.org.uk

MABEL HALL (Deceased)

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the aforementioned deceased, late of Pantiles 67 Harriotts Lane Ashtead Surrey KT21 2QE, who died on 20/11/2014, are required to send particulars thereof in writing to the undersigned Solicitors on or before 30/10/2015, after which date the Estate will be distributed having regard only to claims and interests of which they have had notice.
TWM SOLICITORS LLP
123 High Street Epsom
Surrey KT19 8AU T449318

RAYMOND GEORGE (otherwise RAYMOND) FULCHER (Deceased)

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the aforementioned deceased, late of 1 The Orchard Ashurst Drive Box Hill Tadworth Surrey KT20 7LP, who died on 04/01/2011, are required to send particulars thereof in writing to the undersigned on or before 23/10/2015, after which date the Estate will be distributed having regard only to claims and interests of which they have had notice.
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Public Notices

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT) ORDER 1995
NOTICE OF APPLICATION FOR MAJOR DEVELOPMENT
ARTICLE 12B

In accordance with the above, notice is hereby given that application(s) have been made to Epsom and Ewell Borough Council for permission to carry out the following proposal(s):-

15/00414/FLH **50 Wyeths Road, Epsom, Surrey**
Loft conversion with rear dormer.

15/00673/TPO **82 Albert Road, Epsom, Surrey**
To reduce laterals, remove split limbs and deadwood from 1no. Pine (408/T2) in front garden.

15/00684/TPO **The Willow Tree, 154 Vale Road, Worcester Park**
Re-pollarding of Willow T15 of TPO 297 located in the rear garden.

15/00689/TPO **35 The Avenue, Worcester Park, Surrey**
Crown reduction to Oak T11 of TPO 44 located on the far boundary backing on to Highdown.

15/00709/CAT **Kingswood House , Downs Avenue, Epsom**
To fell Prunus (T1). To reduce and shape Sycamore (T2).

An electronic copy of the application may be inspected on-line at or via internet access at Epsom Town Hall, The Parade, Epsom, Surrey, KT18 5BY or in public libraries. Any comments should be made using the facility provided at the above website address or in writing to the Planning Department at the above address. Correspondence should quote the above application reference and should arrive no later than 21 days from the date of this notice.

IT SHOULD ALSO BE NOTED THAT ANY REPRESENTATION RECEIVED MAY BE MADE AVAILABLE FOR INSPECTION BY THE PUBLIC, AND MAY BE COPIED AS A RESULT OF THE PROVISIONS OF THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985. REPRESENTATIONS WILL NOT BE ACKNOWLEDGED UNTIL AFTER AN APPLICATION HAS BEEN DETERMINED. LATE REPRESENTATIONS CANNOT NORMALLY BE TAKEN INTO CONSIDERATION.

Please note that the Council do not accept any responsibility for any incomplete or inaccurate descriptions.

HEAD OF PLANNING AND BUILDING CONTROL,
EPSOM & EWELL BOROUGH COUNCIL

EPSOM & EWELL BOROUGH COUNCIL

Public Notices

LONDON BOROUGH OF SUTTON
PLANNING APPLICATIONS
SUTTON COUNCIL
PLANNING APPLICATIONS RECEIVED – 07/08/2015 and 13/08/2015

Applications can be inspected online at http://gis.sutton.gov.uk/FASTWEB/welcome.asp or by visiting our offices at 24 Denmark Road, Carshalton from 9.00am to 5.00pm Monday to Friday. The Council will take into account written comments received within 21 days from the date of this notice. Should you wish to comment please email developmentcontrol@sutton.gov.uk or write to the address above making sure to quote the application reference number.

Application No: A2015/72364/FUL
Area/Ward: A04 CHEAM
Location: 35 STATION WAY Cheam SM3 8SD
Proposal: Retention of an ATM installed into existing shopfront
Applicant: Ms Jan Clark
Web Address: http://gis.sutton.gov.uk/FASTWEB/detail.asp?AltRef=A2015/72364
Comments: WITHIN CHEAM VILLAGE CONSERVATION AREA

Application No: A2015/72365/ADV
Area/Ward: A04 CHEAM
Location: 35 STATION WAY Cheam SM3 8SD
Proposal: Retention of illuminated fascia and surround to ATM installed into existing shopfront
Applicant: Ms Jan Clark
Web Address: http://gis.sutton.gov.uk/FASTWEB/detail.asp?AltRef=A2015/72365
Comments: WITHIN CHEAM VILLAGE CONSERVATION AREA

Application No: C2015/72418/3FR
Area/Ward: C11 WANDLE VALLEY
Location: Proposed Primary School Expansion LONDON ROAD Mitcham Junction
Proposal: Erection of a new two storey primary school for 420 pupils for educational and part community use incorporating soft and hard play area, car and cycle parking pedestrian accesses and a vehicular access with raised table crossing onto London Road (Departure Planning Application).
Applicant: Mr James Groux
Web Address: http://gis.sutton.gov.uk/FASTWEB/detail.asp?AltRef=C2015/72418

NOTICE UNDER THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010
PROPOSED DEVELOPMENT AT:

Proposed Primary School Expansion LONDON ROAD Mitcham Junction

NOTICE IS HEREBY GIVEN that application number C2015/72418/3FR has been received by the London Borough of Sutton for: Erection of a new two storey primary school for 420 pupils for educational and part community use incorporating soft and hard play area, car and cycle parking pedestrian accesses and a vehicular access with raised table crossing onto London Road (Departure Planning Application).

The proposed development does not accord with the provisions of the development plan in force in the area in which the land to which the application relates is situated.

The application has been submitted by Mr James Groux. Written comments from anyone received within 21 days of this notice will be taken into account. The application can be inspected at http://gis.sutton.gov.uk/FASTWEB/welcome.asp. If you wish to see a hard copy please call 020 8770 5070 so we have 24 hours to make this available at the Environment and Neighbourhoods Services Offices 24 Denmark Road Carshalton between 9.00am and 5.00pm on Mondays to Fridays.
Head of Development Services
Dated: 21/08/2015
NOT TO BE REMOVED BEFORE 11/09/2015

Application No: C2015/72385/LBC
Area/Ward: C13 CARSHALTON CENT
Location: The Old Rectory FESTIVAL WALK Ecology Centre Carshalton SM5 3NY
Proposal: Listed building consent application for internal structural repairs to tie in Southern Flank wall to the floors and roof and repairs to external wall fractures.
Applicant: Mr London Borough of Sutton
Web Address: http://gis.sutton.gov.uk/FASTWEB/detail.asp?AltRef=C2015/72385
Comments: Grade II Listed Building within Carshalton Village Conservation

Sutton

Transport for London

Road Traffic Regulation Act 1984

THE A217 GLA ROAD (BELMONT ROSE, LONDON BOROUGH OF SUTTON) (TEMPORARY PROHIBITION OF TRAFFIC AND STOPPING) ORDER (No.2) 2015

1. Transport for London hereby gives notice that it has made the above named Traffic Order under section 14(1) of the Road Traffic Regulation Act 1984 for the purpose specified in paragraph 2. The effect of the Order is summarised in paragraph 3.
2. The purpose of the Order is to enable construction and resurfacing works to take place on Belmont Rise.
3. The effect of the Order will be to prohibit any vehicle from:
   a) stopping on Belmont Rise between its junctions with Lymbourne Close and the common boundary of Nos. 86-88 Belmont Rise;
   b) entering or exiting Northdown Road eastern and western arms at their junctions with Belmont Rise;
   c) stopping on Transport for London Red Route restrictions, (as indicated by Red Lines and or traffic signs bearing the logo 'Transport for London') on Northdown Road.

The Order will be effective between 21st August 2015 and 30th September 2015 every night 7:30 PM to 5:00 AM or when those works have been completed. The prohibitions will apply only during such times and to such extent as shall from time to time be indicated by traffic signs.

4. The prohibitions will not apply in respect of:

(1) any vehicle being used for the purposes of those works or for fire brigade, ambulance or police purposes;

(2) anything done with the permission or at the direction of a police constable in uniform or a person authorised by Transport for London.

5. At such times as the prohibition is in force an alternative route will be indicated by traffic signs:

For Northdown Road eastern arm for southbound Belmont Rise traffic - Dorset Road, Avenue Road to normal route of travel;

For Northdown Road eastern arm for northbound Belmont Rise traffic - The Crescent, Queens Road, Avenue Road to normal route of travel;

For Northdown Road western arm for southbound Belmont Rise traffic - Northey Avenue, Burdon Lane to normal route of travel;

For Northdown Road western arm for northbound Belmont Rise traffic – The Crescent, Burdon Lane to normal route of travel.

Dated this 20th day of August 2015

Mufu Durowoju
Network Impact Management Team Manager
Road Space Management - Operations, Transport for London
Palestra, 197 Blackfriars Road, London, SE1 8NJ

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FOR AN APPLICATION FORM PLEASE CALL 01784 245817

OR FOR MORE INFORMATION PLEASE CALL JO 07805 147112

TRUSTEE ACT 1925
SECTION 27 NOTICE

Jacqueline Freda Coundon Deceased

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the estate of the aforementioned deceased, late of Acorn Court Care Home, The Kilns, Surrey RH1 2NX Retired, who died on the 26th day of February 2014 are required to send particulars thereof in writing to the undersigned solicitors on or before the 10th October 2015, after which date the estate will be distributed having regard only to claims and interests of which they have had notice.
Dated this 20th day of Aug 2015
Millichips
County Chambers
317-319 High Street
West Bromwich
West Midlands
B70 8LU
Solicitors (Ref: S.J. Ashley)
Executors: Sylvia Tweedale and Stanley Sharpe

Marketing and Admissions Manager

Priory Prep is a successful, independent day school for boys aged 2-11 years in Banstead.

The school is looking to appoint a dynamic and strategic Marketing and Admissions Manager. The ideal person will be able to show a proven track record of success in marketing and possess excellent communication skills. Experience of working in a school is desirable but not essential.

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The school is committed to safeguarding the welfare of children and applicants will be required to undergo enhanced DBS screening.

Application Closing Date: 4th September 2015

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Shelly Motors is kicking off summer with a fantastic range of customer offers across the entire Kia range, including newly introduced models such as the Sportage 'Axis Edition' and the Picanto 'Chilli'.

Shelly Motors is also giving an additional discount on top of manufacturer offers. And as a special incentive, Shelly Motors customers can enjoy a free car wash for their current car when they pre-book a test-drive this summer. *Please prebook on 0203 130 6713 and present this advert.

With savings of up to £1,500 to be had on the Kia cee'd; zero per cent PCP finance on grade '2' versions of the Picanto, Rio, cee'd, Venga and Carens; and a contribution of £600 towards PCP deposit on the new Kia Sportage Axis Edition, Shelly Motors is expecting a busy few weeks!

Available for purchase now, the new Picanto Chilli edition is perfect for those seeking a stylish car. Featuring enhanced front and rear bumpers, a twin exhaust tailpipe, and sporty looking 15-inch alloy wheels, it is available in red, black or white from £11,495.

The new Kia Sportage Axis Edition is a must-have for fleet and retail customers looking for a taste of luxury, without the hefty price tag. With a seven-speaker Infinity® sound system, Bluetooth music streaming and hands-free phone operation, as well as an in-built Intelligent Stop & Go engine stop-start system, the Axis' lavish specification is clear to see. Shelly Motors is expecting it to be a big hit and starts from £20,995.

Additionally, Kia is offering 4.9 per cent finance on any model in its range throughout the summer when taken out over two or three years, some with significant deposit contributions. All Kia cars purchased also benefit from the company's unique seven-year warranty.

Andrew Shelly of Shelly Motors said: "With such a great array of offers to be had across the Kia range, we're expecting a very busy few weeks at the showroom! It'll be great to show off our extensive range of vehicles, including the brand new Picanto Chilli and the Kia Sportage Axis Edition, and to chat to people about how Shelly Motors can help them."

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Retail cash price	£20,300.00			Amount of credit	£14,712.81
Deposit contribution	£2,000.00	Optional final payment	£9,261.95	Excess mileage (per mile)	7.2p
Customer deposit	£2,837.19	Option to purchase fee payable with final payment	£60.00	Rate of interest	5.91% fixed
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FA Cup dreams dashed across the board

Epsom & Ewell may have had the BBC cameras following their FA Cup exploits in the build up to last weekend's game, but it did not help as the Salts crashed out at the first hurdle.

Erith & Belvedere did not keep to the script handing out a 4-0 drubbing on Sunday.

Neighbours Banstead Athletic took Rochester United to a replay following a 1-1 draw at Merland Rise.

However, there was to be no cup glory following a 2-1 defeat on Tuesday night.

This weekend's return to league action sees the Salts go to Sutton Common Rovers, Banstead host Eversley & California and Epsom Athletic go to Frimley Green.

epsomguardian.co.uk/sport

Star: The young sports personality of the year 2014, Shona Richards

Nominate an Epsom superstar

Epsom Council is on the hunt for the borough's sporting elite ahead of the 2015 Epsom & Ewell sports awards, *writes James Strudwick*.

It is looking for nominations to recognise athletes, coaches, volunteers, teams and clubs for their achievements over the past year.

There are 10 awards available, including sports personality of the year, sports club of the year and disability sports awards.

The awards can be given to sports talent who have achieved outstanding results between September 1 2014 and August 31 2015.

Councillor Jan Mason, chairman of the leisure committee said: "The Epsom & Ewell Sports Awards is an excellent opportunity to reward the borough's hard working sports enthusiasts and to celebrate and recognise their sporting achievements, dedication, commitment and excellence over the last year.

"The nominations can help the borough's sporting talent progress to the Surrey Sports awards."

Nominations for the annual awards, held at Epsom Downs race course on October 6, close on August 31.

To nominate go to **epsom-ewell.gov.uk/sportsawards.**

Wise words: Last year's guest host was former professional basketball star Martin Henlan

THREE-PRONGED: New face excited by the attacking options

Walsh of the Tanners trio

SPORTS EDITOR
TIM ASHTON
tim.ashton@
london.newsquest.co.uk

Leatherhead's new striker Phil Walsh is settling into life at Fetcham Grove, as well as playing in the middle of a three-man attack line.

Walsh, a summer signing from Bath City, has one goal to his name in a terrific start to the season for the Tanners – although they could not turn back-to-back wins into three on the bounce last weekend.

They sit fifth in Ryman Premier Division table having beaten Lewes and Kingstonian, but then losing 1-0 to Staines Town.

Despite the defeat on Saturday, Walsh has been impressed with his new attack buddies.

However, he also admitted that his many years in the game means he can read a player's strengths and weaknesses very quickly.

The 31-year-old said: "Kiernan [Hughes-Mason] is a really great player to play alongside.

"He is very switched on and easy to read, you know what he is going to do.

"Vas [Karagiannis] is more of a live wire.

"I have played with both types in the past, you let Vas do what he does and link up with Kiernan."

He added: "I am 31 now, so you learn as you go to pick up players' habits quickly and read them.

"There is also the added incentive that the manager has put his faith in me and he wants to go through me a lot by playing my way. I am happy with that."

Tanners returned to action on Tuesday night when they headed to Three Bridges in the Ryman League Cup.

Hughes-Mason was on hand to level matters after the Tanners went a goal behind in the first half.

However, there was to be no winner and the sides could only be divided by penalties, which went 11-10 in favour of Three Bridges.

The league action resumes on Saturday with the visit of Canvey Island.

For the latest Leatherhead news go to **epsomguardian.co.uk/sport**.

Settling in: Phil Walsh is enjoying the early days in the middle of Leatherhead's three-pronged frontline

SPORTS*brief*

ATHLETICS: Tim Wilkes of Tadworth AC joined a field of 920 runners at Tywyn, Wales, for Sunday's Race The Train, a challenging, mixed terrain event involving running alongside a steam train on its 14 mile journey. Wilkes was one of only 200 runners who beat the train's time of one hour 47 minutes 46 seconds, finishing 177th in 1.45:49. Elsewhere, Colin Woods crossed the Solent for the Isle of Wight half marathon. He finished 84th out of 376 runners in 1.41:47.

CRICKET: Banstead CC came out second best in a 25-over shoot-out against Chipstead Coulsdon & Walcountian on Saturday in Division One of the Surrey Championship. In a match reduced by rain, Banstead hit 151, a target past by the visitors with two balls remaining. Banstead, safe in mid-table, host champions elect Ashtead this weekend.

CRICKET: Epsom's fight for promotion out of Division Two hit a snag last weekend following defeat at rivals Chessington. Epsom struggled with the bat, hitting 163 before being knocked over in the 48th over. In reply, Chessington needed only 36.1 overs to record an eight-wicket win. Chessington leap-frogged Epsom, who go to Dulwich this weekend, into second.

Ashtead move to within one win of promotion

Ashtead CC proved they are not a one-man club as they moved to within one win of the Surrey Championship Division One title, *writes Tim Ashton*.

An 82-run win over Camberley on Saturday opened a 61-point gap at the summit with three games remaining, meaning victory over neighbours Banstead this weekend will seal the title and promotion – just one season after winning promotion as champions from Division Two.

Ashtead's biggest weapon has been Dom Sibley, the Surrey CCC batsmen, who has hit 675 runs this season at an average of 84.

However, he was out for a duck leaving Stewart Cameron (63*) to guide Ashtead to 206 all out.

Skipper Tom Deighton then took 4-17 as Camberley, who are staring relegation in the face, were skittled for 124.

In the Premier Division, **Leatherhead** need a miracle to escape the drop.

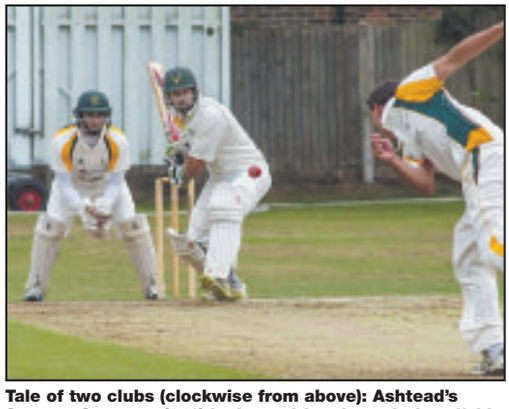
Matt Laidman's side have avoided defeat just twice in 15 games, the most recent being Saturday's six-run loss at home to Wimbledon.

Michael Ritchie took 4-24 to help restrict Wimbledon to 173-9 off 41 overs.

However, despite Mike Nicol's knock of 89, the hosts struggled to 167 before the final wicket fell.

It all means defeat this weekend at Valley End will send Leatherhead down.

For more cricket news go to **epsomguardian.co.uk/sport**.



Tale of two clubs (clockwise from above): Ashtead's Stewart Cameron (63*) looks to drive through the offside in a 82-run win over Camberley; which included a knock of 29 off 33 balls for Conor Young; meanwhile Michael Ritchie took 4-24 for Leatherhead against Wimbledon, but he could not prevent a defeat by six runs that leaves his side 30 points from safety in the Premier Division

Pictures: SP92889/SP92887

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